

Exhibit C

BPUD Rezoning / Overall Development Plan / Master Development Plan
For

Deltona Village

CITY OF DELTONA, VOLUSIA COUNTY, FLORIDA

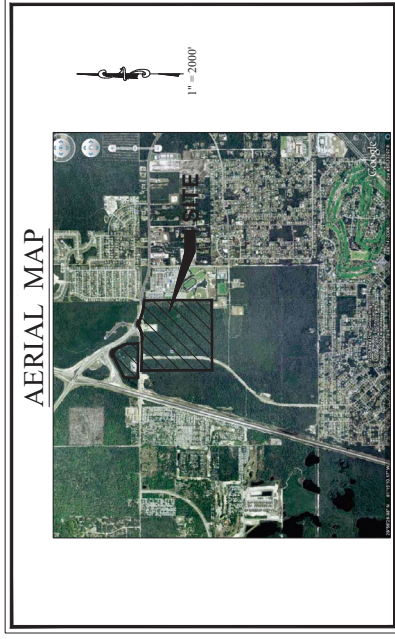
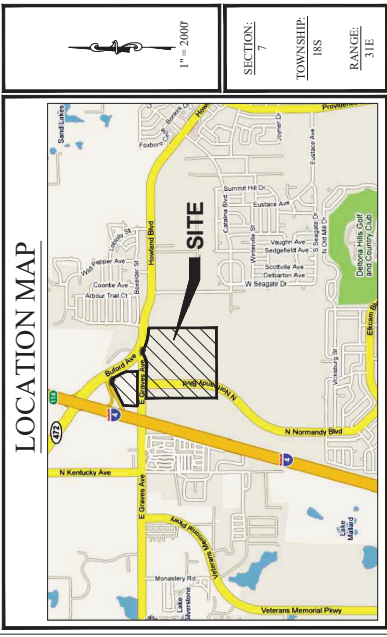
PREPARED FOR:
DELTONA RETAIL HOLDINGS, LLC
939 HOLLYWOOD BOULEVARD
DELTONA, FLORIDA 32725
PH: (386) 313-8825 FAX: (386) 738-2596

PREPARED BY:



LEGAL DESCRIPTION

Deltona Village First Map Book, 55 Pages 18C-186, along with amendments and resolutions as recorded in Volusia County, Florida.



SHEET INDEX

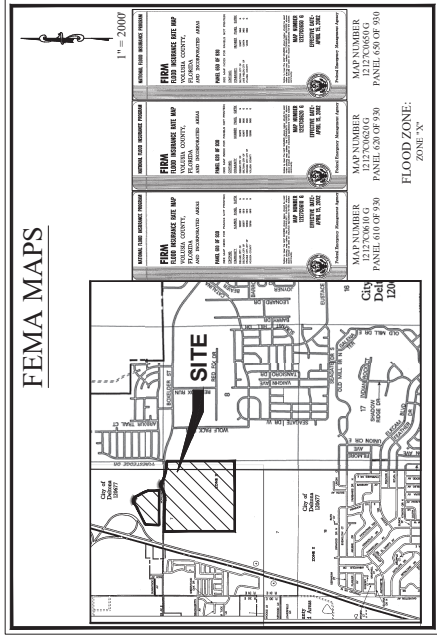
NO.	TITLE
1	COVER SHEET
2	DEVELOPMENT STANDARDS
3	EXISTING SITE/AERIAL PHOTO
4	OVERALL SITE PLAN
5	NORMANDY BOULEVARD PLAN (FULL BUILD-OUT)
6	NORMANDY BOULEVARD (BUILD-OUT CONDITIONS)
7	SITE PLAN (BUILD OUT)
8	SITE GRADING/UTILITY PLAN (PHASE 1)
9	DELTONA VILLAGE OUTPARCEL BUILD OUT PLAN
10	MASTER SIGNAGE PLAN

APPLICANT
DELTONA RETAIL HOLDINGS, LLC
939 HOLLYWOOD BOULEVARD
DELTONA, FLORIDA 32725

CIVIL ENGINEERS
CADIAZZ, LLC
117 E. MONUMENT AVENUE
KISSIMMEE, FLORIDA 34741

OWNER OF RECORD
DELTONA RETAIL HOLDINGS, LLC
939 HOLLYWOOD BOULEVARD
DELTONA, FLORIDA 32725

LAND SURVEYOR:
BLACKWELL & ASSOCIATES
LAND SURVEYORS, INC.
995 W. VOLUSIA AVE.
DELAND, FLORIDA
TEL: (386) 734-8090 FAX: (386) 734-7844
MEGAN BLACKWELL



Deltona Village Overall Development Plan Cover Sheet

Deltona Retail Holdings, LLC
City of Deltona, Volusia County Florida

Date: March 3, 2023

Sheet 1 of 10

Disclaimer:
This information is confidential and
not to be distributed outside the
City of Deltona. All areas shown
are approximate and can be changed
without notice.



Permitted Land Uses:
The following land uses and their similar, customary, incidental and subordinate accessory uses shall be permitted on the Subject Property ("Permitted Uses"):

Amusement parks, A and B
Antique shops
Art goods and bric-a-brac shops
Art studios
Art, dance, modeling and music schools
Auto Detailing Facilities, Memory Care Facilities, and similar uses
Auction yards
Automobile new parts, equipment and accessories; sales only
Automobile service stations, Types A, B and C
Automobile sales, new and used
Automobile rental agencies
Bakeries, retail (including preparation of products for sale on the premises.)
Banks and other financial businesses
Barbers
Bars and liquor stores
Beauty salons
Bicycle stores
Billiard rooms, pool rooms or bowling alleys
Bowling alleys
Car washes
Cigar stores (retail only)
Catering services
Communication towers up to 70 feet high, in accordance with Chapter 82, Code of Ordinances, as it may be amended from time to time
Confectionery and ice cream stores
Convenience stores, with and without fuel pumps or car wash
Cultural, historical, and art centers and museums
Curio stores
Day care centers
Dental offices and clinics
Dental laboratories
Distribution, trucking, and freight facilities
Drug and sundry stores
Electric sales and service
Electronics stores
Emergency rooms and medical clinics
Employment agencies
Entertainment centers and facilities featuring arcades, rock climbing, laser tag, golf, trampolines, go carts, video games, and other coin or token operated amusement
Essential utility services
Fire stations
Florist shops
Food manufacturing, processing, and distribution
Funeral homes (retail only)
Furniture stores
Funeral Homes
Game rooms or arcades for pool, billiards, pinball machines, jukeboxes or other coin-operated amusements
Garden supplies and retail fertilizer store
General offices
Grocery stores with or without meat sales
Hardware stores (retail only)
Home improvement and design centers
Homes of worship
Interior decorating, customizing, draperies
Jewelry stores, watch repairs
Lundromats
Laundry and cleaning agencies (provided no gasoline or explosives of any kind are stored or used thereat)
Lawn equipment sales and service
Leather goods stores (retail only)
Libraries
Light industrial land uses
Liquor stores (retail only)
Military, antique, and historical stores
Modeling, art, dance and music schools
Motion Picture Exhibition, including any form of public or private motion and/or electronic picture exhibition facilities or methods
Music and radio stores
Night clubs

Non-profit membership and charitable organizations.
Nevestands
Outdoor entertainment and recreational uses and structures.
Paint stores
Pet exotimulators
Photograph galleries
Physical fitness centers
Pruning shops
Private clubs, lodges, fraternities, societies
Punching fixture shops (retail only)
Punching, sales and service
Public art galleries, libraries, museums, and other public meeting places not operated for profit and thereof stations
Real estate sales and services of alternate vehicles, automobiles, boats, motorcycles, trucks, motor homes, RVs, and travel trailers, with customary accessory and subordinate associated services including, but not limited to major repair and body shops
Retail specialty shops
Schools
Storage facilities
Tailor shops
Tire shops
Townhomes, apartment or multifamily residential uses, as permitted by City's Comprehensive Zoning Ordinance
Track Sales, fishing and travel centers, and related uses
Utility offices
Veterinarians

Agricultural uses until Final Site Plan Approval shall be permitted to allow the Owner/Developer to claim an agricultural exemption on ad valorem taxes.

And such similar or like land uses as the Planning and Development Services Director ("DSPD") shall determine, at his sole discretion. Any dispute between the Owner/Developer and DSPD may be appealed to the Commission.

Townhomes, apartments, or multifamily residential uses up to 632 units.

Conditional Uses requiring City Commission Approval.
Land uses of and their customary incidental and subordinate uses not specified within the aforementioned permitted shall be permitted if approved by the City Commission:

Townhomes, apartments, or multifamily residential uses exceeding 632 units.
Prohibited Land Uses
This Agreement shall not be interpreted to permit the following land uses as either temporary or permanent, principal or accessory uses:

Carnivals, fairs, and circuses.
Special events held in parking areas including: tent events/sales of any kind, including but not limited to: automobile car sales and/or shows; arts and crafts sales and/or shows; fireworks sales; Christmas tree sales; RV, boat or motorcycle shows.
Outdoor storage, except at the rear of a building in areas designed for that purpose and screened from view from on or off the site, and except as to support sidewalk sales and outdoor car sales and activities.
Adult entertainment establishments
Tattoo parlors

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Maximum Permitted Floor Area Ratios

The overall Floor Area Ratio for the Subject Property shall not exceed 0.35 and no individual site shall exceed 0.50.

Minimum Lot and Outparcel Area

The minimum permitted Lot and Outparcel area shall be ten thousand square feet with use of master stormwater facilities, and at least 100 feet in width.

Maximum Impervious Surface Area

The overall Subject Property may be developed with a maximum impervious surface area of 75%. Each individual Lot and Outparcel within the Subject Property may be developed with a maximum impervious surface area of 85% if connected to the master stormwater system ("MSS"). If an individual Lot and Outparcel does not utilize the MSS, then the maximum impervious surface area for that Lot or Outparcel shall not exceed 75%.

Site Lighting

A Site lighting plan shall be submitted for review and approval to the Planning and Development Services Director.

Building Setbacks

Minimum building setbacks from the property lines of the Lot and Outparcels, except the Theatre Lot, shall be as follows:

a. Front Yard: 25 feet

Along Graves Avenue and Normandy - 10 feet

b. Side Yard: 5 feet, except may be reduced to zero where adjacent to existing building setbacks, or

(i) adjacent to existing building setbacks or

(ii) adjacent to property not part of the Subject Property or completely surrounded by the Subject Property;

c. Rear Yard: 15 feet

d. Theatre and Internal building setbacks shall be 0 feet.

Perimeter Landscaped Buffers

Perimeter landscaped buffers shall comply with the City of Deltona Land Development Code of Section 1104-808, except as follows:

a. Where parking along a public right of way, the requirement for a four-foot high wall made of masonry or a material having the appearance of masonry may be substituted with a vegetative hedge to be 3 feet in height within two years of planting.

b. A minimum 10 foot landscape buffer shall be required along Normandy Boulevard, Howard Boulevard, Graves Avenue and Rhode Island extension.

c. Landscaped buffers shall be provided along at least one side of the interior vehicular circulation road.

d. A minimum 5 foot landscape buffer shall be provided along the perimeter of any Lot or Outparcel not abutting a public right of way.

Landscaping in Front of Buildings

Landscaping in front of the buildings shall be placed in a manner that highlights building entrances and breaks up the lengthy facade of any large building on the Lot and Outparcels and may be planted within any landscape buffer area. All maintenance equipment, dumpster and loading areas shall be screened from view by a combination of landscaping and walls.

Sidewalks

A minimum 5 wide sidewalk will be provided along the southerly right-of-way of Howard Blvd. The 5 sidewalks can occur within the landscape buffer areas if they occupy no more than 30% of the buffer. Internal pedestrian sidewalks will be required to facilitate pedestrian access. The location and alignment of the sidewalks will be determined during the Final Site Plan review process.

Site Advertising Signs

The Owner/Developer shall be entitled to entrance signs consistent with the Master Signage Plan submitted with this MDP/ODP. All signage shall comply with the following:

a. Free standing signs shall have landscaping at the base.

b. Each Lot defined as set back on the final site plan ("Lots") shall have the right to have the maximum number of signs as shown on the final site plan, in location as shown on final site plans, the final site plan, and the MDP/ODP.

c. Each future outparcel and outparcel defined as such on the final site plan shall be permitted one free standing sign or pole sign.

d. Such other signs as are approved by the Planning and Development Services Director and which are consistent with the overall sign plan to be approved by the City.

Modification of MDP/ODP

Any non-substantial or minor amendments or modifications to the MDP/ODP may be submitted and approved by the Planning and Development Services Director.

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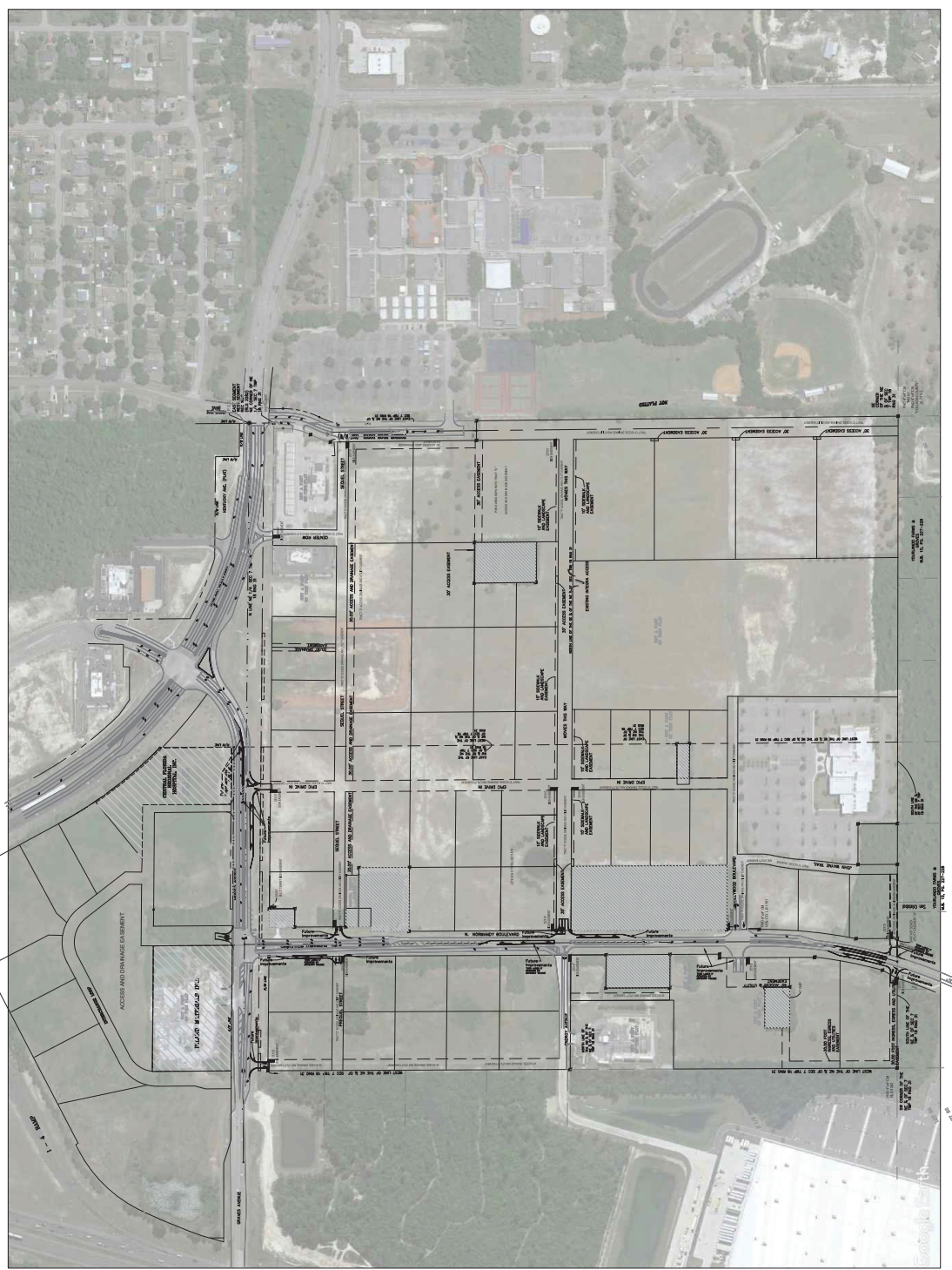


Deltona Village Development Standards

Deltona Retail Holdings, LLC
City of Deltona, Volusia County Florida

Date: March 7, 2023

Sheet 2 of 10



Disclaimer:

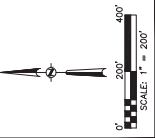


Deltona Retail Holdings, LLC
City of Deltona, Volusia County Florida

Sheet 3 of 10

DATA SUMMARY

EXISTING ACTIVITY CENTER		PROPOSED BRUD	
AREAS		AREAS	
Total Area	17.60 acres	Total Area	17.60 acres
Excluded Areas (Owner)	41.428 s.f.	Excluded Areas (Owner)	41.428 s.f.
Exclusion "A" (Deaths)	8,391 s.f.	Exclusion "A" (Deaths)	8,391 s.f.
Exclusion "B" (Trifligar Holdings, LLC)	8,391 s.f.	Exclusion "B" (Trifligar Holdings, LLC)	8,391 s.f.
Exclusion "C" (Pike County)	3,908 s.f.	Exclusion "C" (Pike County)	3,908 s.f.
Exclusion "D" (Volcanas Co.)	3,908 s.f.	Exclusion "D" (Volcanas Co.)	3,908 s.f.
Exclusion "E" (Volcanas Co. Station Area)	7,733 s.f.	Exclusion "E" (Volcanas Co. Station Area)	7,733 s.f.
Exclusion "F" (Volcanas Co.)	5,760 s.f.	Exclusion "F" (Volcanas Co.)	5,760 s.f.
Exclusion "G" (Volcanas County)	32,049 s.f.	Exclusion "G" (Volcanas County)	32,049 s.f.
Total Excluded Areas	34,381 s.f.	Total Excluded Areas	34,381 s.f.
Total Area (This Project)	168.64 acres	Total Area (This Project)	168.64 acres



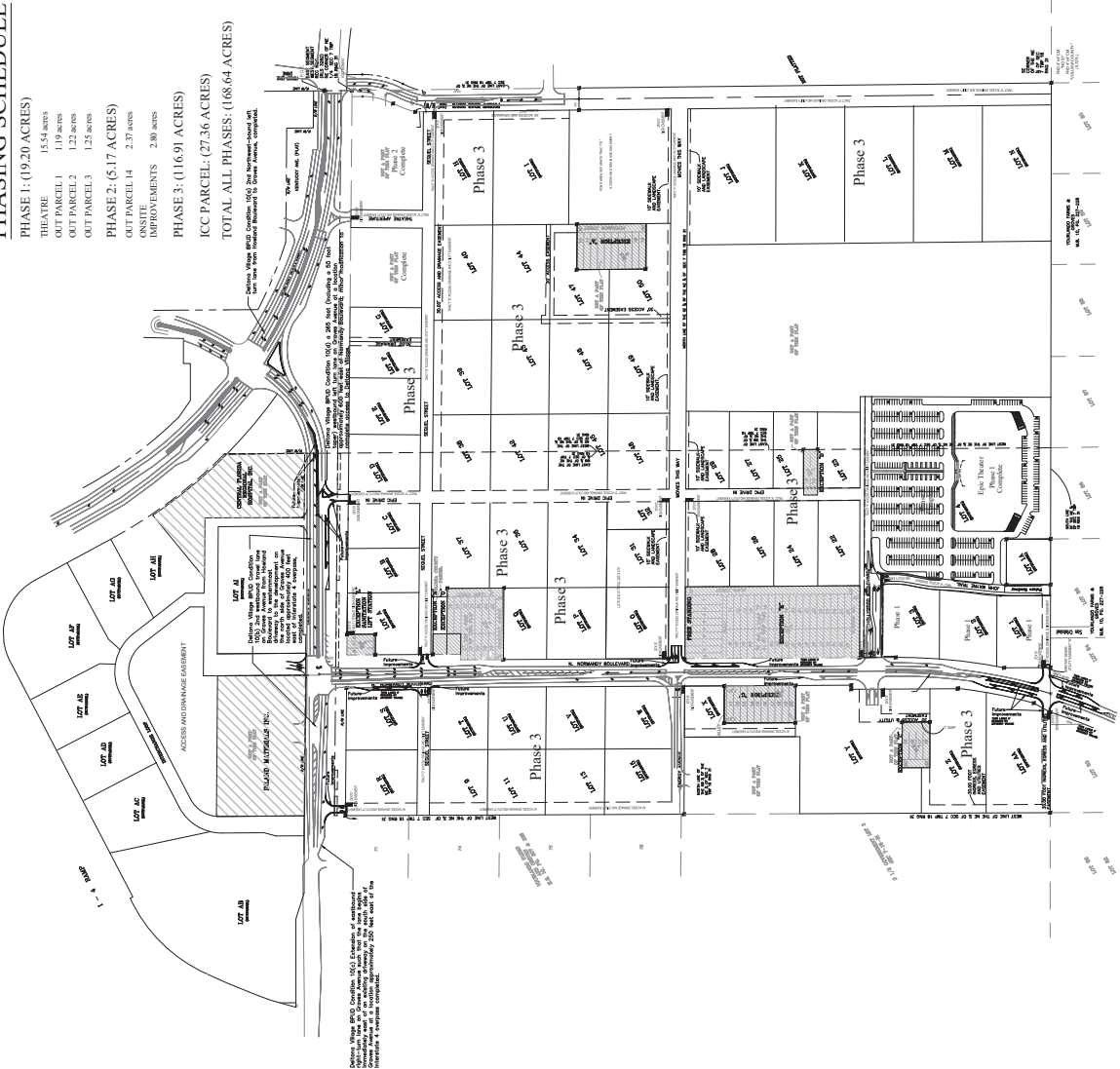
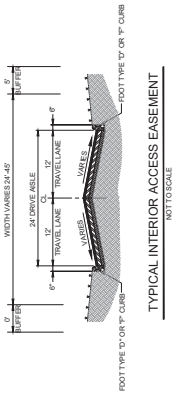
SITE DEVELOPMENT STANDARDS

MAXIMUM BUILDING HEIGHT: MAXIMUM FLOOR AREA RATIO: MAXIMUM IMPERVIOUS AREA:	75 FEET 0.35 FAR (overall site); 0.5 FAR (individual site) Overall Site = 75% Individual Lot = 85% (if not connected to a MSS) = 75% (if not connected to a MSS)
MINIMUM BUILDING SETBACKS:	Front = 25' (Graves Ave. and Howland Blvd.) 0' (Normally Blvd. and Rhode Island Blvd.) 0' (Theatre and interior property lines) Rear = 15' 0' (Theatre and interior property lines) Side = 5' 0' (Theatre and interior property lines)
LANDSCAPE BUFFER:	0' (Theatre and interior property lines) 0' (Theatre and interior property lines) Side setback may be reduced to zero (where 0') adjacent to an existing building with zero foot setbacks, provided the subject property is not adjacent to the subject property. 10' (Howland Blvd., Normally Blvd., Graves Ave., and Rhode Island Blvd.) ** 5' (Perimeter of each parcel not abutting a public right of way) 5' (interior at least on one side of vehicular circulation made possible by the requirement for a foot-high masonry wall or masonry fence. The masonry may be substituted with a 2-foot in height within 2 years of planting.

SITE LIGHTING: A Master Site Lighting plan will be submitted with the Final Site Plan and is subject to

NOTES:

1. The proposed Rhode Island Extension improvements to be addressed with future developments within Phase 3 as required or as required by others due to offsite requirements not within Deltona Village's control or obligation.



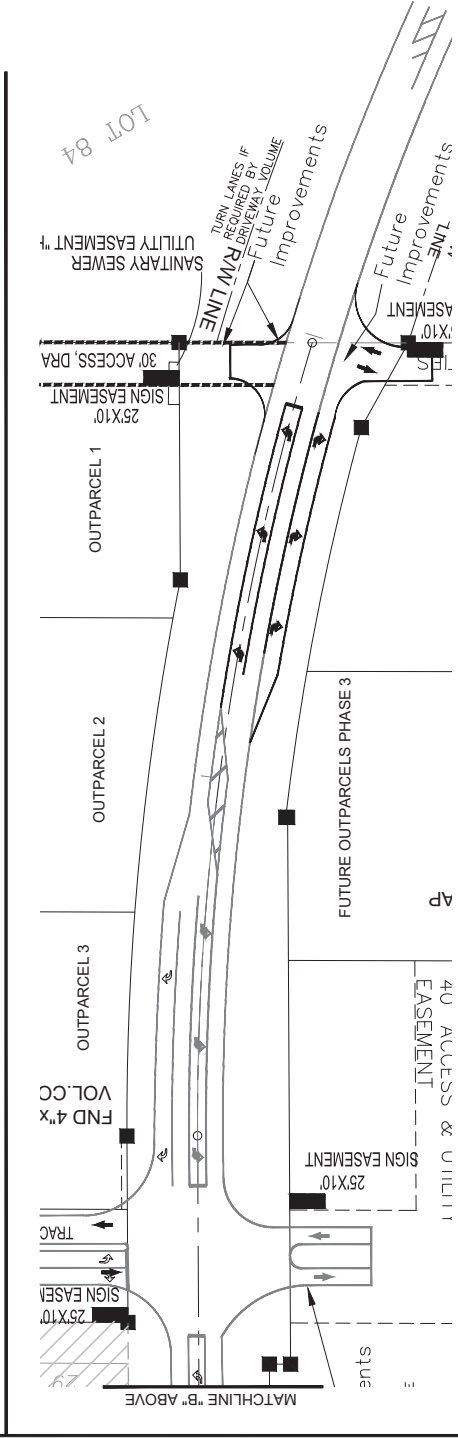
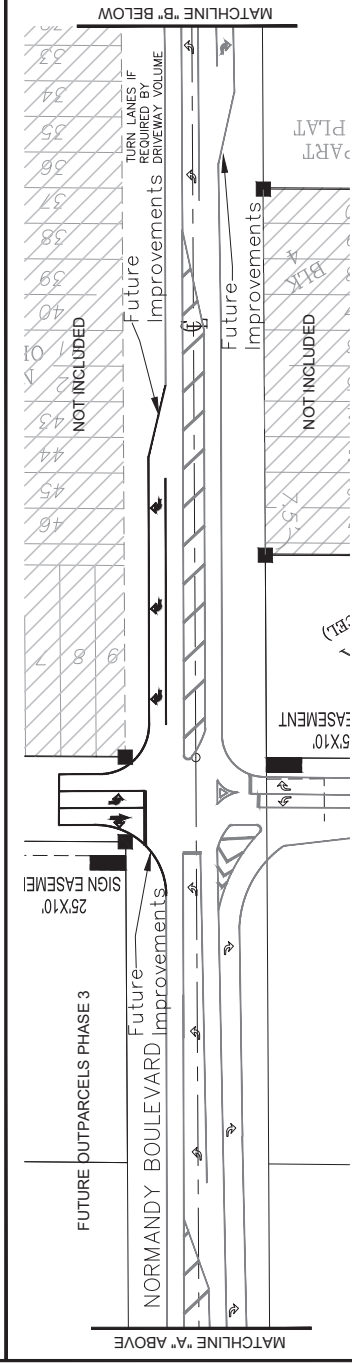
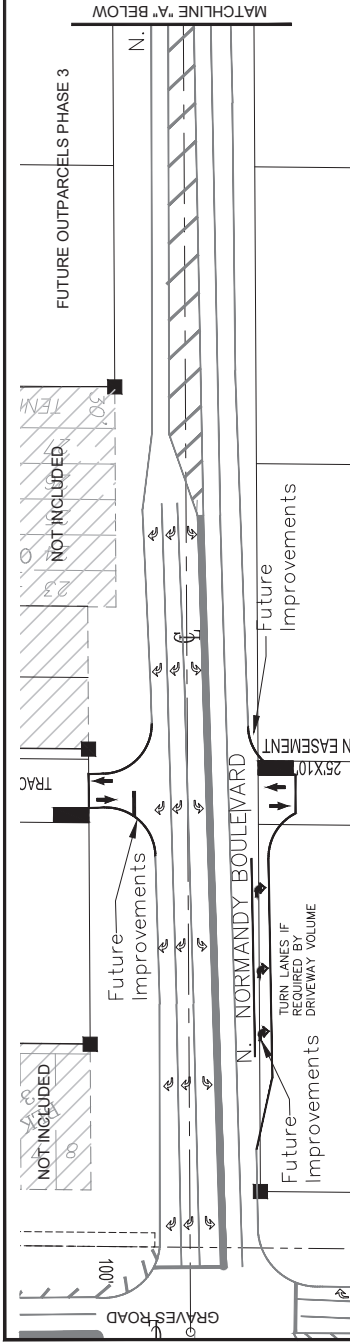
Deltona Village Overall Site Development Plan
Deltona Retail Holdings, LLC
City of Deltona, Volusia County Florida

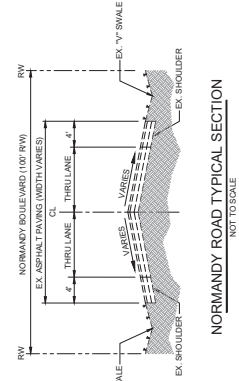
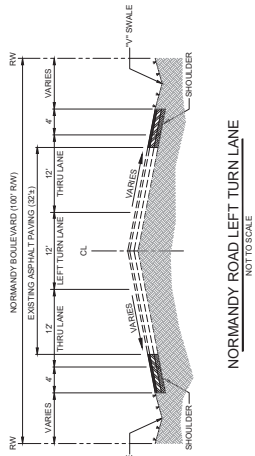
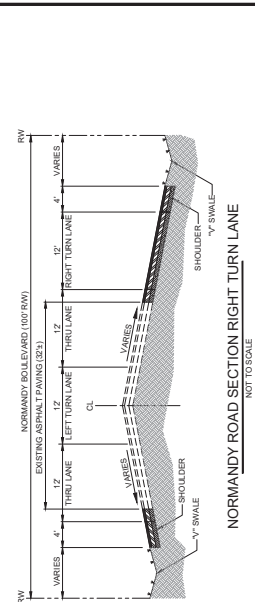
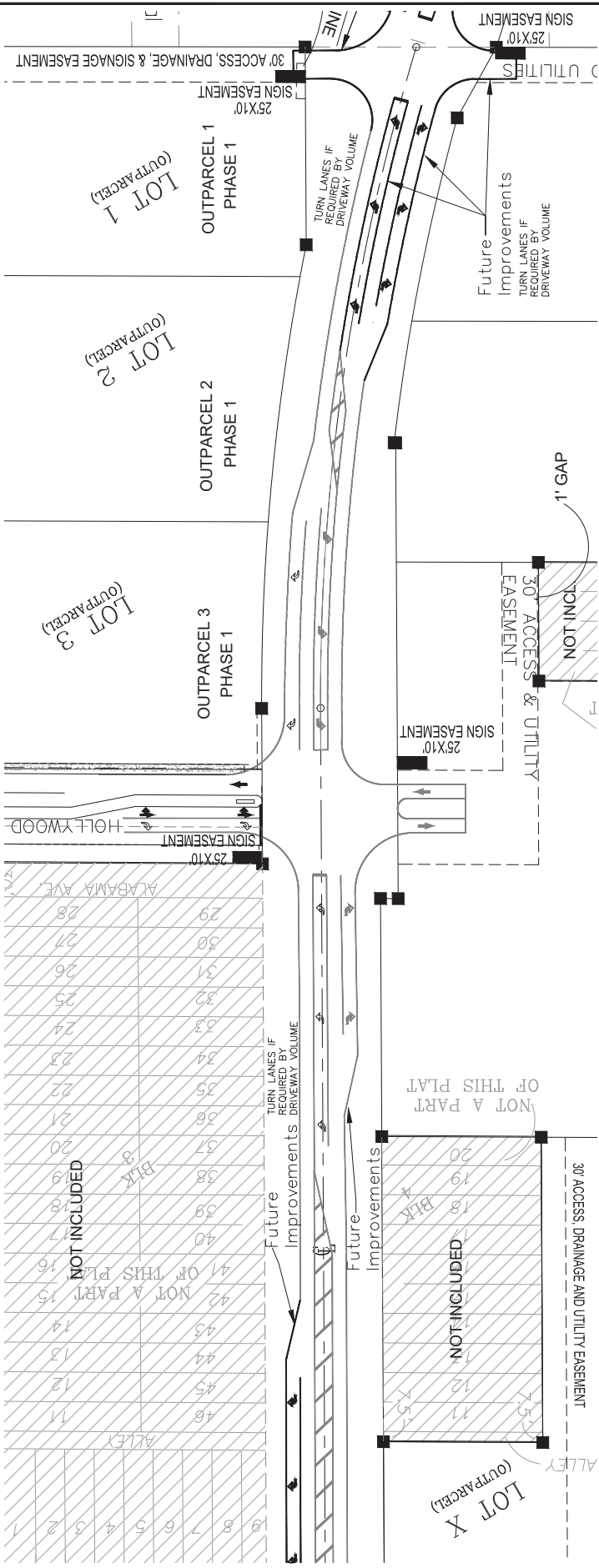
Date: March 3, 2023

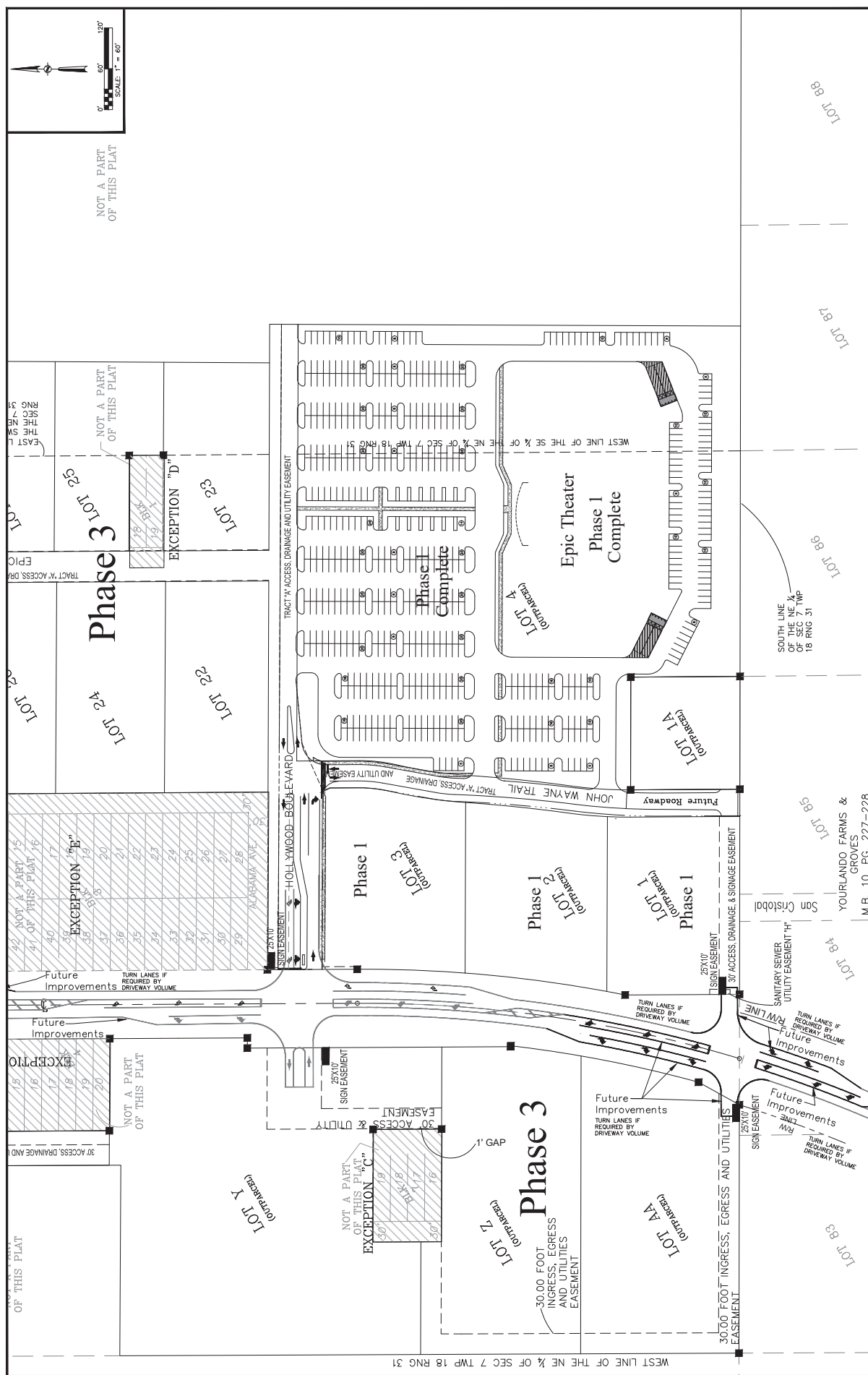
Sheet 4 of 10

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Date: March 3, 2023

Sheet 7 of 10

Deltona Village (Build Out)
Deltona Retail Holdings, LLC
City of Deltona, Volusia County Florida



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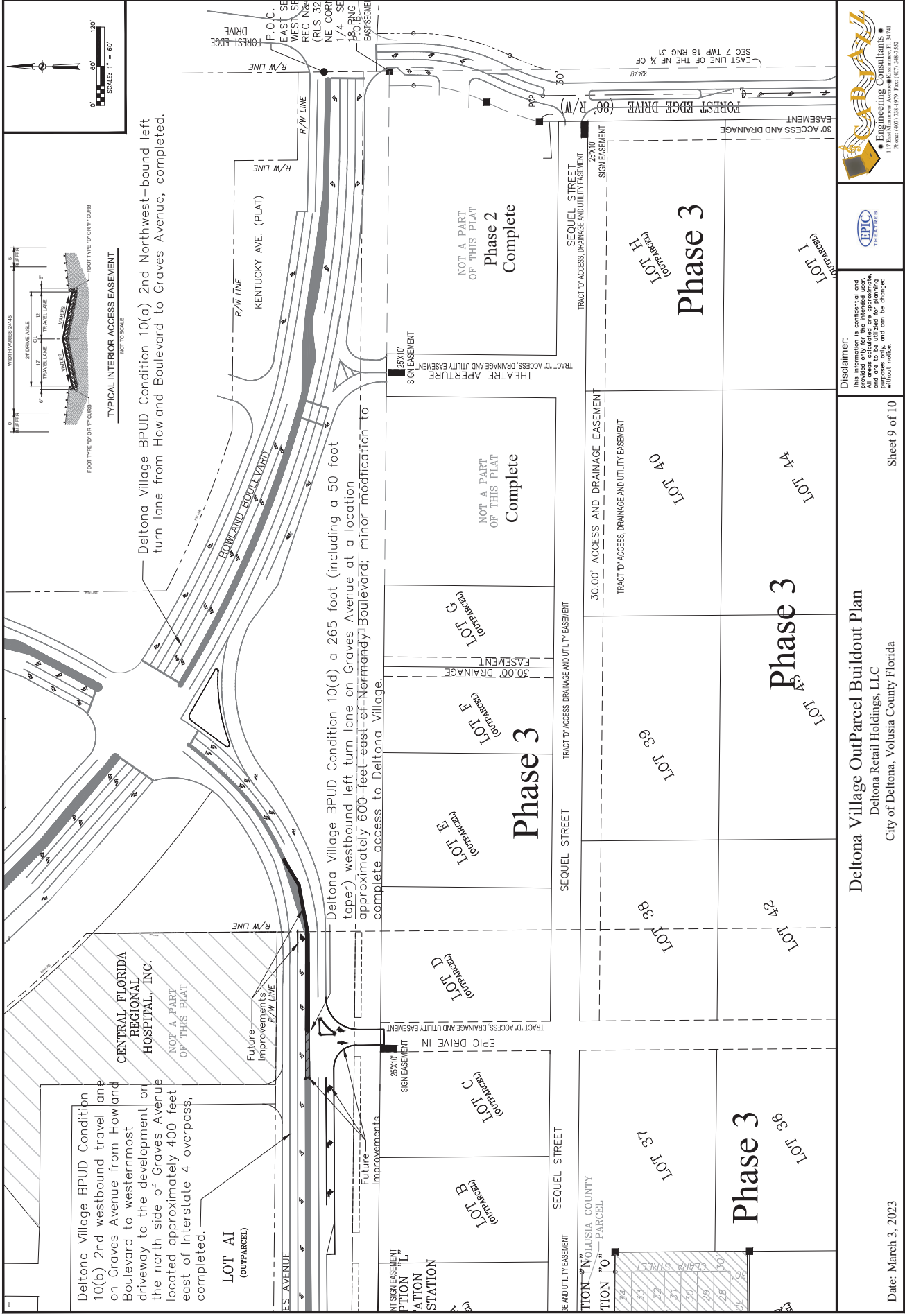
Deltona Village Site Grading and Utility Plan (Phase 1)

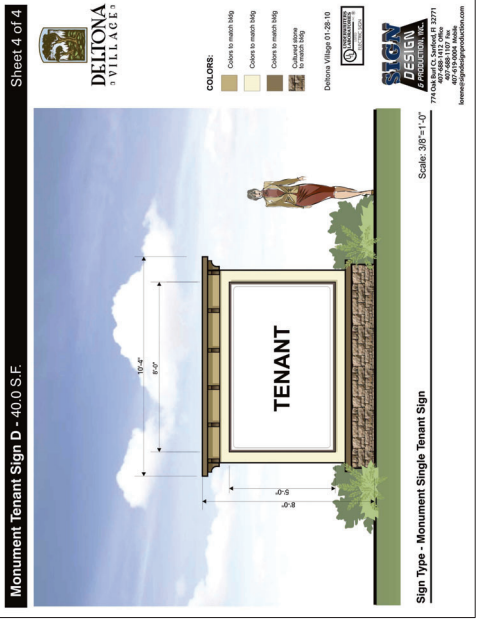
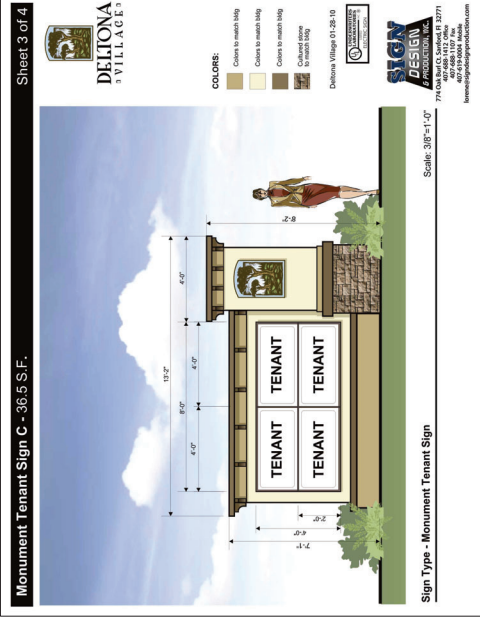
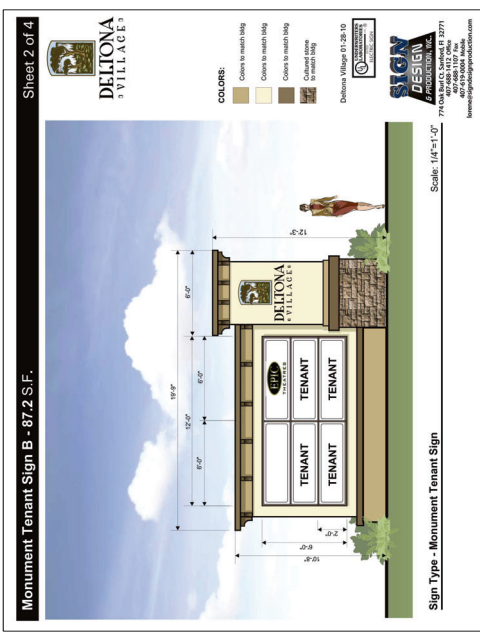
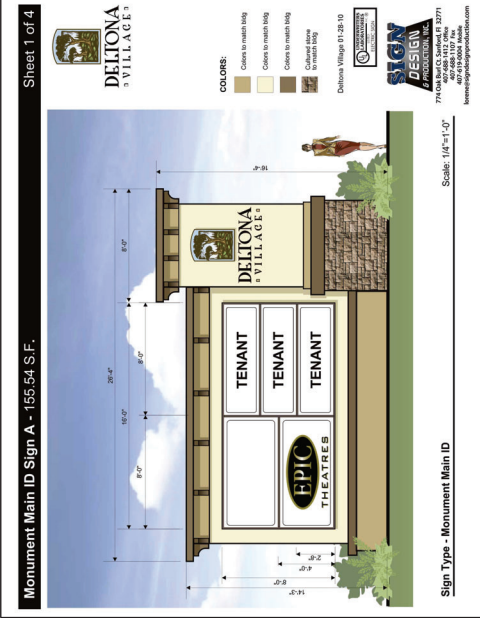
Deltona Retail Holdings, LLC

City of Deltona, Volusia County Florida

Sheet 8 of 10

Date: March 3, 2023





Deltona Village Master Signage Plan Deltona Retail Holdings, LLC City of Deltona, Volusia County Florida

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